

DESCRIPTION OF PART OF THE DAVE HENNEN MORRIS LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a point in the center of a 50' right-of-way leading to the lands of Peter VanDyke and others at the northwest end of Lands End Road, said point being the northeast corner of the herein described lands, the southeast corner of the lands of Peter VanDyke, and a corner of the lands of Kathleen M. McAlpin; and running, thence, by and with said McAlpin lands S 14 21 W - 1067.6' and N 75 45 W - 2971.2' more or less to the mean high waters of Langford Creek; thence, by and with the mean high waters of said creek in a northerly direction 1120' more or less to a new division line between the herein described lands and other lands of Morris; thence, by and with said new division line S 72 35 E - 900' more or less to an iron pipe S 76 44 50 E - 1121.26' to an iron pipe and S 76 44 50 E - 259.38' to the center of a 50' right-of-way and the lands of Peter VanDyke; thence, by and with the centerline of said right-of-way, which is the division line between the herein described lands and the lands of VanDyke, S 15 39 10 W - 67.84', along an arc the radius of which is 49.56' and the chord of which is S 29 36 10 E - 70.40', and S 74 51 30 E - 1027.06' to the place of beginning. Containing in all 80.0 acres of land, more or less.

Together with a right-of-way over one-half of a 50' right-of-way centered on the last three lines of this description (S 15 39 10 W - 67.84', along an arc the chord of which is S 29 36 10 E - 70.40', and S 74 51 30 E - 1027.06').

Subject to one-half of a 50' right-of-way centered on the last three lines of this description.

February 12, 1998.

William R. Nuttle.

DESCRIPTION OF PART OF THE DAVE HENNEN MORRIS LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

This deed conveys all of the lands of Dave Hennen Morris described in deeds recorded in the Land Records of Kent County, Liber EHP 156, folio 352 and Liber EHP 157, folio 96 which lie north and east of the following lines: Beginning for the same at a large concrete monument on the mean high water line of Langford Creek, said point being the westerly end of the division line between the two aforementioned parcels and said point being the beginning point in the description of the 25-acre parcel of Dave Hennen Morris; and running, thence, by and with said division line S 76 34 10 E - 325.28' to an iron pipe; thence, still by and with said 25-acre parcel S 07 26 20 W - 442.18' to an iron pipe and S 14 26 30 W 25.00' to the centerline of a 50' right-of-way leading to Lands End Road; thence, by and with the centerline of said right-of-way, which is the division line between the herein described lands and two tracts of Morris lands, the five following courses and distances: (1) S 75 33 30 E - 1339.57', (2) along an arc the radius of which is 48.95' and the chord of which is S 29 57 10 E - 69.95', (3) S 15 39 10 W - 454.30', (4) along an arc the radius of which is 49.56' and the chord of which is S 29 36 10 E - 70.40', and S 74 51 30 E - 1027.06' to the lands of Kathleen McAlpin and the west end of Lands End Road. Containing in all 73.5 acres of land, more or less.

Together with a right-of-way over the southwest part of the 50' right-of-way centered on the last five lines of this description.

Subject to a right-of-way over that part of the aforementioned right-of-way lying and east of the centerline.

August 11, 1993.

William R. Nuttle.

DESCRIPTION OF PART OF THE DAVE HENNEN MORRIS LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

This deed conveys all of the lands of Dave Hennen Morris described in a deed recorded in the Land Records of Kent County, Liber EHP 157, folio 96 lying south and west of the following lines: Beginning for the same at a point on the mean high waters of Langford Creek, said point being a corner for the 25-acre tract of Morris; and running, thence, by and with said 25-acre tract the six following courses and distances: (1) S 40 59 30 E - 13' more or less to an iron pipe, (2) S 40 59 30 E - 647.97' to an iron pipe, (3) S 69 33 40 E - 342.84' to an iron pipe, (4) S 76 44 50 E - 1121.26' to an iron pipe, (5) N 14 26 30 E - 416.74' to an iron pipe, and N 14 26 30 E - 25.00' to the centerline of a 50' right-of-way leading to Lands End Road; thence, by and with the centerline of said right-of-way, which is the division line between the herein described lands and other lands of Morris, the five following courses and distances: (1) S 75 33 30 E - 218.55', (2) along an arc the radius of which is 48.95' and the chord of which is S 29 57 10 E - 69.95', (3) S 15 39 10 W - 454.30', (4) along an arc the radius of which is 49.56' and the chord of which is S 29 36 10 E - 70.40', and (5) S 74 51 30 E - 1027.06' to the lands of Kathleen McAlpin and the west end of Lands End Road. *Containing in all 85.2 acres of land more or less*

Together with a right-of-way over the northeast part of the 50' right-of-way centered on the last five lines of this description.

Subject to a right-of-way over the southwest part of the aforementioned 50' right-of-way.

August 11, 1993.

William R. Nuttle.

DESCRIPTION OF PART OF THE DAVE HENNEN MORRIS LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a large concrete monument at the mean high water line of Langford Creek, said point being the western end of the division line between two tracts of land owned by Morris, one described in the Land Records of Kent County Liber EHP 156, folio 342 and the second in EHP 157, folio 96; and running, thence, by and with said division line S 76 34 10 E - 325.28' to an iron pipe; thence, by and with a new division line between the herein described lands and other lands of Morris the nine following courses and distances: (1) S 07 26 20 W - 442.18' to an iron pipe, (2) S 14 26 30 W - 25.00' to the center of an existing lane and the beginning of a 50' right-of-way leading to Lands End Road, (3) by and with the center of said right-of-way S 75 33 30 E - 1121.02', (4) leaving said right-of-way S 14 26 30 W - 25.00' to an iron pipe, (5) S 14 26 30 W - 416.74' to an iron pipe, (6) N 76 44 50 W - 1121.26' to an iron pipe, (7) N 69 33 40 W - 342.84' to an iron pipe, (8) N 40 59 30 W - 647.97' to an iron pipe, and (9) N 40 59 30 W - 13' more or less to the mean high waters of Langford Creek; thence, by and with the mean high waters of said creek the seven following courses and distances: (1) N 00 26 20 W - 90.22', (2) N 19 29 10 E - 82.41', (3) N 45 39 40 E - 62.57', (4) N 84 56 40 E - 69.33', (5) S 77 55 50 E - 100.01', (6) N 75 54 30 E - 226.24', and (7) N 53 21 50 E - 197.73' to the place of beginning. Containing in all 25.000 acres of land, more or less.

Together with a 50' right-of-way running easterly to meet the westerly end of Lands End Road, the centerline of which is more particularly described as follows: Beginning at the end of the third line of this description (S 14 26 30 W - 25.00'), and running thence S 75 33 30 E - 1339.57', along an arc the radius of which is 48.95' and the chord of which is S 29 57 10 E - 69.95', S 15 39 10 W - 454.30', along an arc the radius of which is 49.56' and the chord of which is S 29 36 10 E - 70.40', and S 74 51 30 E - 1027.06' to the end of Lands End Road.

Subject to that part of said 50' right-of-way lying south of the fourth line (S 75 33 30 E - 1121.02') of this description.

August 6, 1993.

William R. Nuttle.

Note new address
(same place)

Jericho Farm,
#730 Scugog Line 4
Port Perry, Ontario
L9L 1B5

Dear Mr. Nuttle,

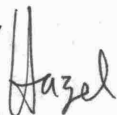
Enclosed is a cheque for your work on the surveying last Summer. We looked at the plans when they came but it wasn't until we had them out again this weekend as a result of an offer on part of the south part (which we won't consider) that the bill fell out of the envelope!! We had been waiting for one.

Dave has been trying to get down for the past two months and now we are in the middle of the worst wintry weather (-30 below for about 2 weeks) and I won't let him leave. Every day there are new frozen water bowls and endless thawing to do etc. It is a very trying business.

Incidentally, beauocracy being what it is the post office has changed our address as above. This did happen about a year ago in fact but since Scugog Line 4 and RR4 are so similar I did not think it necessary to notify the world and his wife! They are somewhat mad at me and so this Christmas we have had very few cards etc as they refuse to forward mail unless it is addressed above. After 32 years with one address this seems absurd if the local small town p.o. can't continue to send out mail as RR4. Please change the address in your files as we are liable to get no mail at all unless our correspondents catch the new address. Oh for a desert island!

Hope you had a good Christmas -- don't even consider Ottawa for the moment: I think the wind chill factor etc is colder there and we are bad enough. Hope to see you in the Spring..

Sincerely,



PS We have trouble with bank charges on this US account in Canada so have added another \$10 should you run into problems

Index Hines, Eliz.

SB 6/190 X

SB 8/138 X

DCB 2/77 X

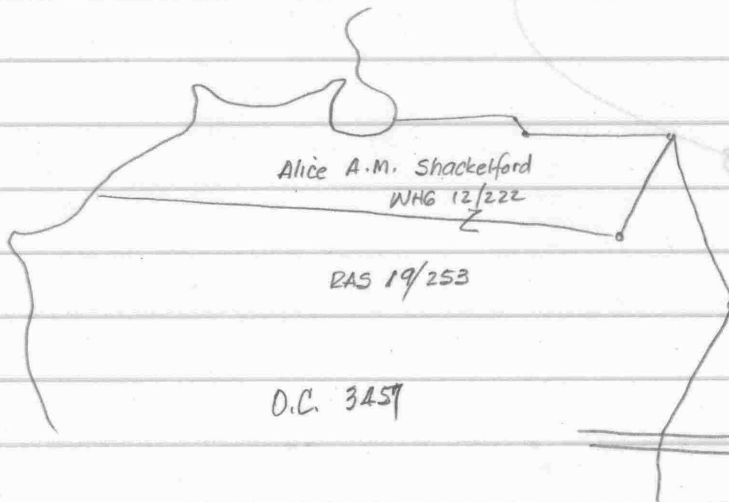
SB 1/505 X

SB 2/183 X

MAP 52

Wm. R. McAlpin

Mildred W. Strong



WHG 12/222 Donald Agnew to Alice Agnew Morris Aug. 30, 1949

Begin pt on line of Com. Brown, Eliz. Hines, & John H. Porter
of Porter N 82 3/4° W - 158 p to Langford Bay
of bay northwly to Hines

of Hines to begin 21 acres± Being

RAS 19/253 Com. McAlpin to Alice Agnew Morris
described

of MHW - N 54° 02' E - 169.4 (course #11) to Agnew "1/1"
a/s S 79° 01' E - 2600.3

RAS 18/578
RAS 3/298
RAS 4/191
RAS 3/359
APR 7/370
APR 1/487

Eliz D. Hines
Com. T. Brown
John H. Porter

Kash Land Co. to Wacker Dec. 22, 1913 JTD 29/2

1912

JTD 26/538

" 15/232

SB2/205

RAS 18/358

RAS 8/233

" 17/633

X 19/70

X 17/592

25/156

EHP 22/373

RAS 5/153

JTD 20/559

SG# 3/43

SB 15/142

DCB 2/177

JKH 9/472 — trace

JKH 5/196

RAS 19/253

Begin Q rd. at SE cor. here
w/ Tuckers N 75° 45' W - 2971.2 to MHW
w/s --- to Agnew
w/s S 79° 01' E - 2600.3

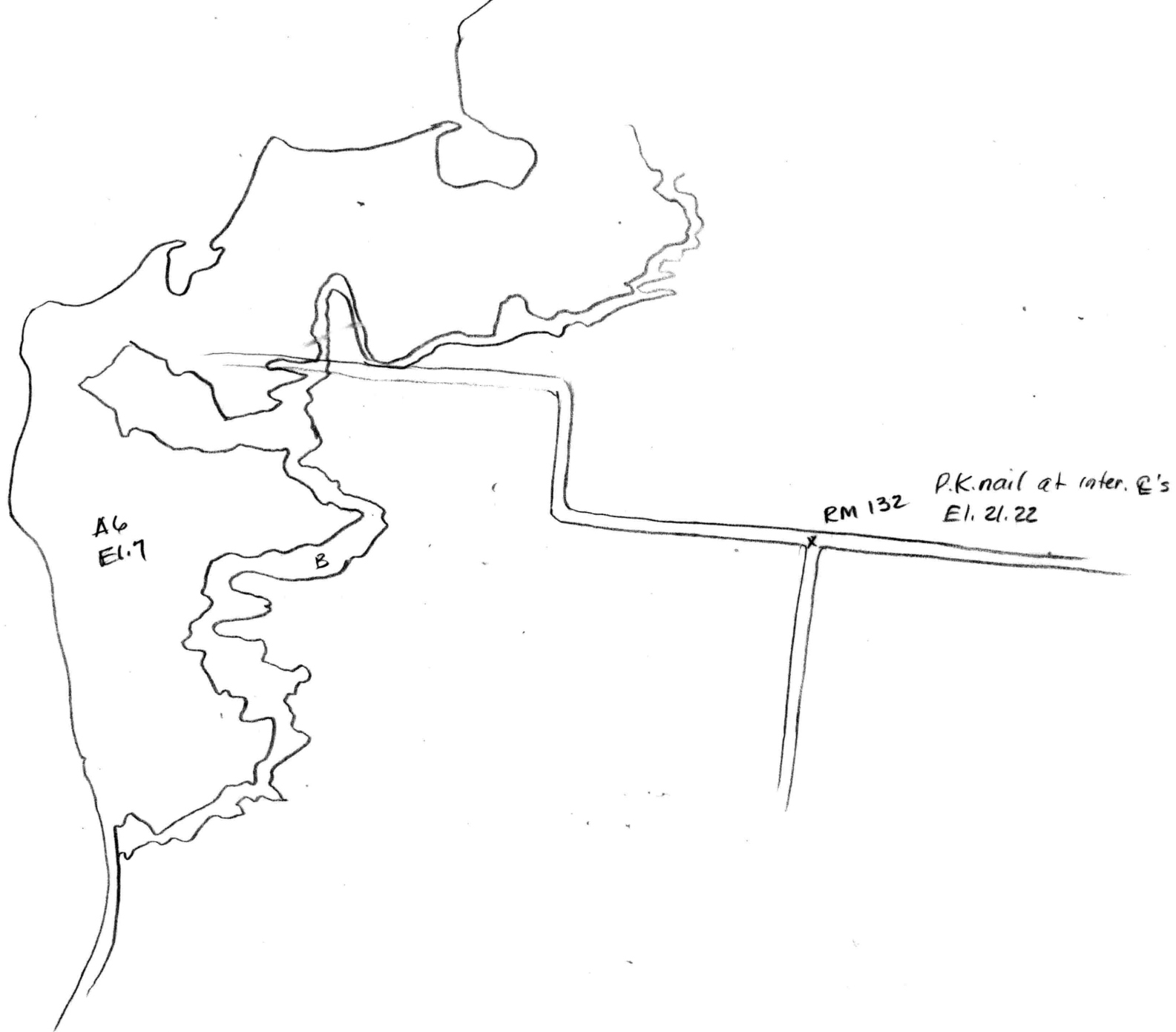
N 32° 22' E - 452.0

S 16° 39' E - 844.0 to ph. at edge woods

S 33° 18' W - 800.3 to Q rd.

w/s S 14° 21' W - 1067.6 to begin

157.160 acres -



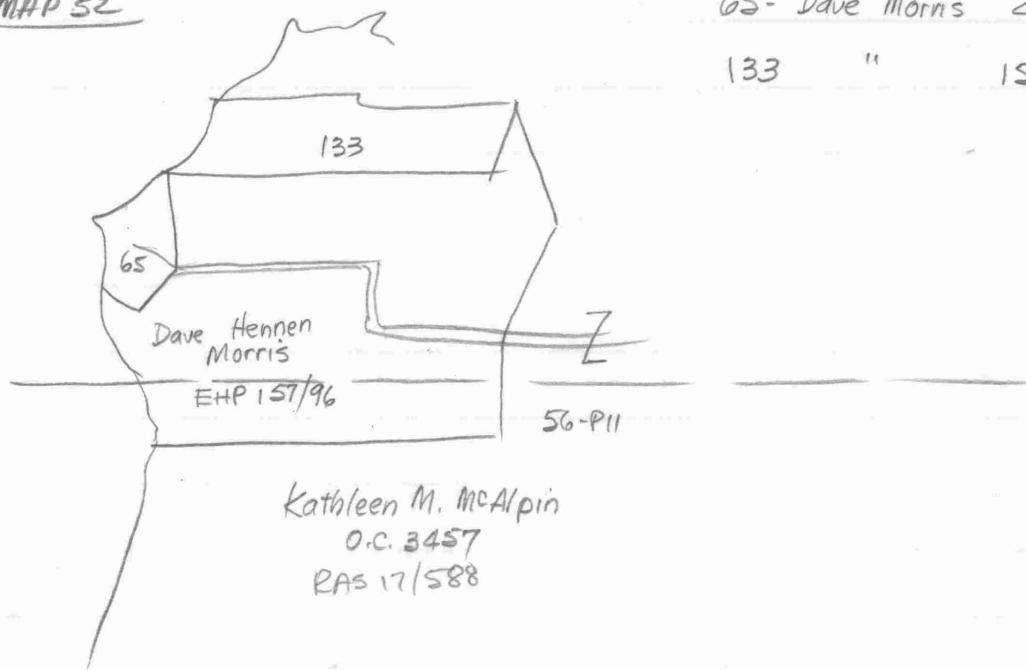
MAP 52

65- Dave Morris 242/19

133

"

156/342



EHP 157/96

Begin & put rd. at SE cor. herein

w/ Nichols farm N75°45'W - 2971.2 to MHW
w/ shore N08°25'W - 389.4

N03°20'E - 297.8

N27°16'W - 176.0

N03°44'E - 3255

N27°21'E - 2223

N05°32'W - 234.9

N15°27'E - 1245

N85°56'E - 219.5

N68°18'E - 213.0

N54°02'E - 169.4 to Agnew

w/ls S79°01'E - 2600.3

N32°22'E - 4520

S16°39'E - 844.0 at edge woods

S33°18'W - 800.03 to E rd.

w/rd S14°21'W - 1067.6 to begin

January 10, 1985.

Mrs. Alice A. Shackelford
Orchard Point Farm
Chestertown, Md.

Dear Mrs. Shackelford:

Enclosed are copies of the plat of your farm that I drew up from an aerial photo and the several deed descriptions. The orientation seemed to work out very well. I must point out, however, that the division between marsh and shallow water and between marsh and scrub growth is less than accurate from an aerial photograph. The size and shape of the tidal ponds, in particular, is only approximate.

I have marked one of the copies to show scaled acreages of various tracts. These tracts are defined by red lines that follow roads, fences, woods lines, etc. If you want to define them in a different manner, please let me know; and I will make the changes on the plat.

Sincerely yours,

DESCRIPTION OF PART OF THE ALICE A. M. SHACKELFORD LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

Beginning for the same at a large concrete monument at the mean high waters of Langford Creek, said point being the westerly end of two tracts of the Alice Shackelford lands, recorded in the Land Records of Kent County, Liber WHG 12, folio 222 and Liber RAS 19, folio 253; and running, thence, by and with a new division line between the herein described lands and other lands of Shackelford the five following courses and distances: (1) S 10 09 W - 19.43' to an iron pipe, (2) S 10 09 W - 460.15' to an iron pipe, (3) S 54 59 W - 286.50', (4) N 48 30 10 W - 387.48' to an iron pipe, and (5) N 48 30 10 W - 10' more or less to the mean high waters of Langford Creek; thence, by and with the mean high waters of said creek the seven following courses and distances: (1) N 00 12 30 W - 93.42', (2) N 19 29 10 E - 82.41', (3) N 45 39 40 E - 62.57', (4) N 84 56 40 E - 69.33', (5) S 77 55 50 E - 100.01', (6) N 75 54 30 E - 226.24', and (7) N 53 21 50 E - 197.73' to the place of beginning. Containing in all 5.000 acres of land, more or less.

Together with a right-of-way over the existing lane to Quaker Neck Road.

December 6, 1983.

William R. Nuttle.

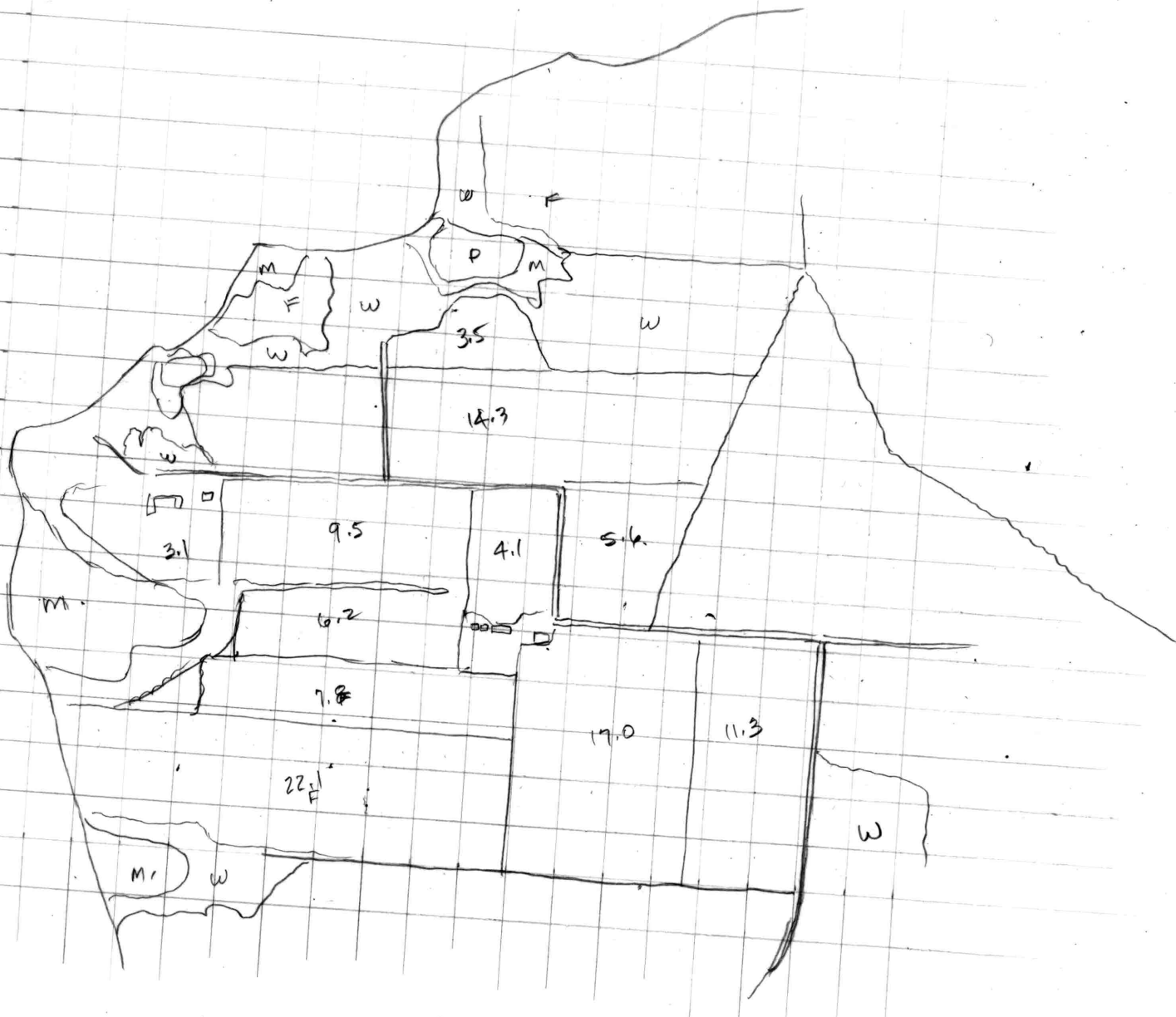
DESCRIPTION OF PART OF THE DAVE HENNEN MORRIS LANDS,
SEVENTH DISTRICT, KENT COUNTY, MD.

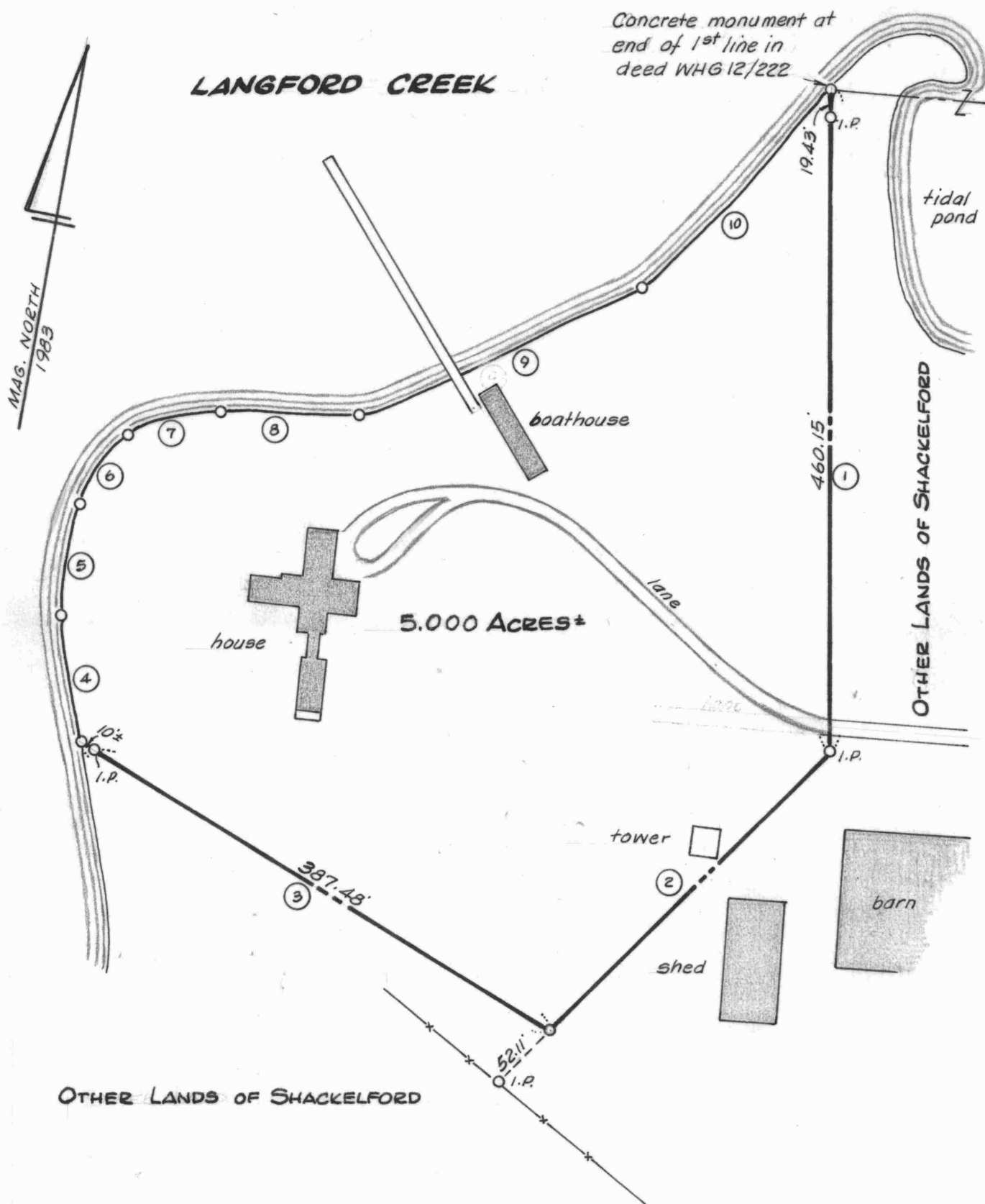
Beginning for the same at a large concrete monument at the mean high water line of Langford Creek, said point being the western end of the division line between the lands of Morris described in the Land Records of Kent County, Liber EHP 156, folio 342 and other lands of Morris described in Liber EHP 157, folio 96, and said point being, further, the northeast corner of a 5-acre tract of Morris described in Liber EHP 242, folio 19, which is part of the herein described lands; and running, thence, by and with the division line between the first two described parcels S 76 34 10 E - 325.28' to an iron pipe and a new division line between the herein described lands and the remaining lands of Morris; thence, by and with said new division line the six following courses and distances: (1) S 07 26 20 W - 442.18' to an iron pipe, (2) S 14 26 30 W - 25.00' to the centerline of a 50' wide right-of-way leading to Lands End Road (3) S 14 26 30 W - 465.00' to an iron pipe, (4) N 69 33 40 W - 342.84' to an iron pipe, (5) N 40 59 30 W - 647.97' to an iron pipe, and (6) N 40 59 30 W - 13' more or less to the mean high waters of Langford Creek; thence, by and with the mean high waters of said creek the seven following courses and distances: (1) N 00 26 20 W - 90.22', (2) N 19 29 10 E - 82.41', (3) N 45 39 40 E - 62.57', (4) N 84 56 40 E - 69.33', (5) S 77 55 50 E - 100.01', (6) N 75 54 30 E - 226.24', and (7) N 53 21 50 E - 197.73' to the place of beginning. Containing in all 13.333 acres of land, more or less.

Together with a 50' wide right-of-way from the above described lands over other lands of Morris to the northwest end of Lands End Road, the centerline of which is more particularly described as follows: Beginning for the same at the end of the third line (S 14 26 30 W - 25.00') of the above description; and running, thence, the five following courses and distances: (1) S 75 33 30 E - 1339.57', (2) along an arc the radius of which is 48.95' and the chord of which is S 29 57 10 E - 69.95', (3) S 15 39 10 W - 454.30', (4) along an arc the radius of which is 49.56' and the chord of which is S 29 36 10 E - 70.40', and (5) S 74 51 30 E - 1027.06' to the lands of Kathleen M. McAlpin and the northwest end of Lands End Road.

March 1, 1993.

William R. Nuttle.





NO.	BEARING	DIST.
1	S 10° 09' 00" W	479.58'
2	S 54° 59' 00" W	286.50'
3	N 48° 30' 10" W	397.48'
4	N 00° 12' 30" W	93.42'
5	N 19° 29' 10" E	82.41'
6	N 45° 39' 40" E	62.57'
7	N 84° 56' 40" E	69.33'
8	S 77° 55' 50" E	100.01'
9	N 75° 54' 30" E	226.24'
10	N 53° 21' 50" E	197.73'

**PLAT OF A SURVEY OF PART OF THE
ALICE A. M. SHACKELFORD LANDS**

7TH DISTRICT, KENT COUNTY, MD.

Scale 1"=100'

Dec. 1983.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

I.P. = iron pipe

OCTOBER 5-1938

ORCHARD POINT FARM

PROPERTY OF

ALICE A. MORRIS

KENT COUNTY

MARYLAND

SCALE 1"=100' OCT. 5, 1938

1"=100'

CM = concrete monument

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3.8

6.4

21

13.4

14.8

6.3

white stone

12.8

29.3

21.5

8

27.5

10 approx

7 approx

CM

CM

CM

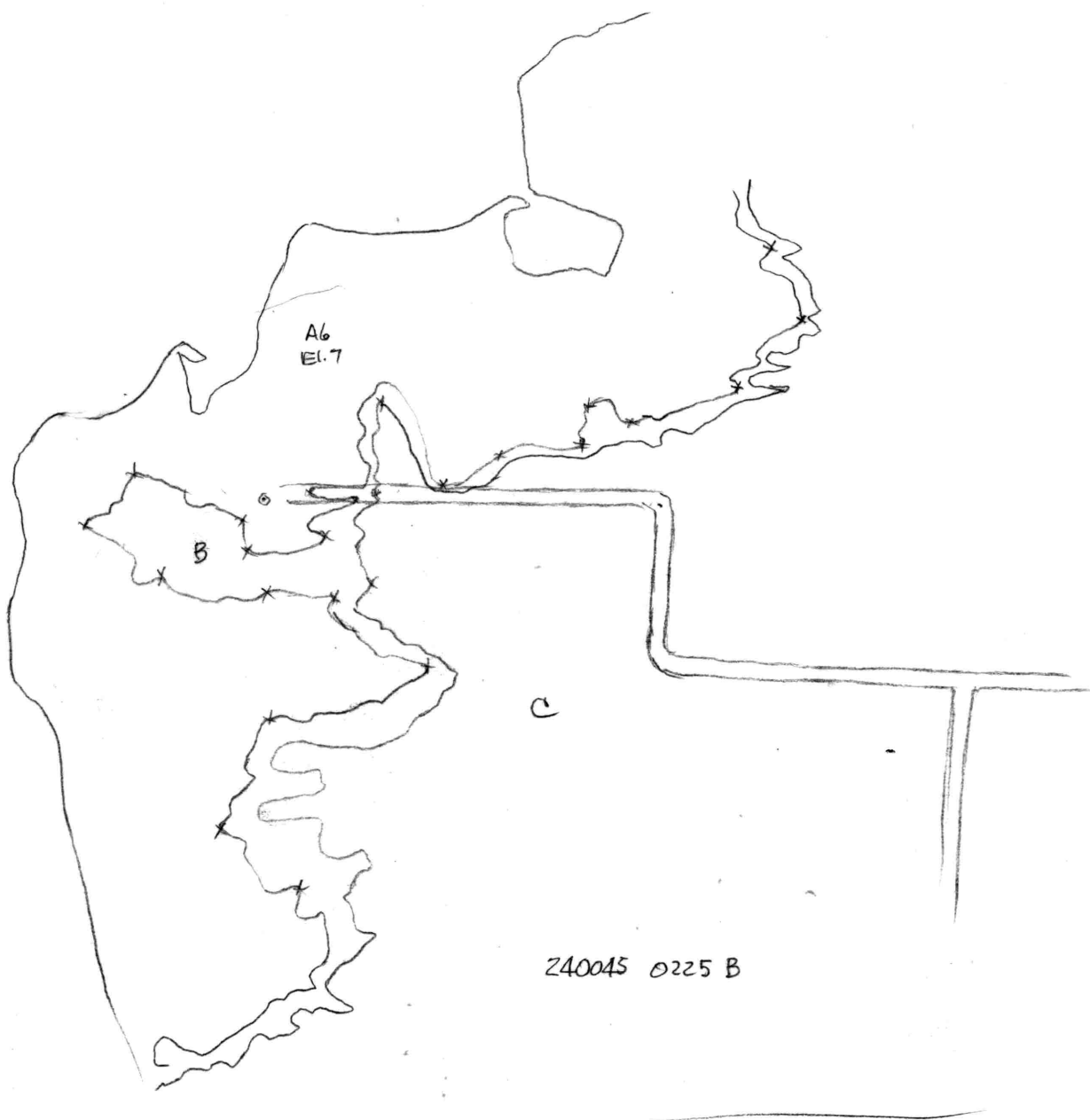
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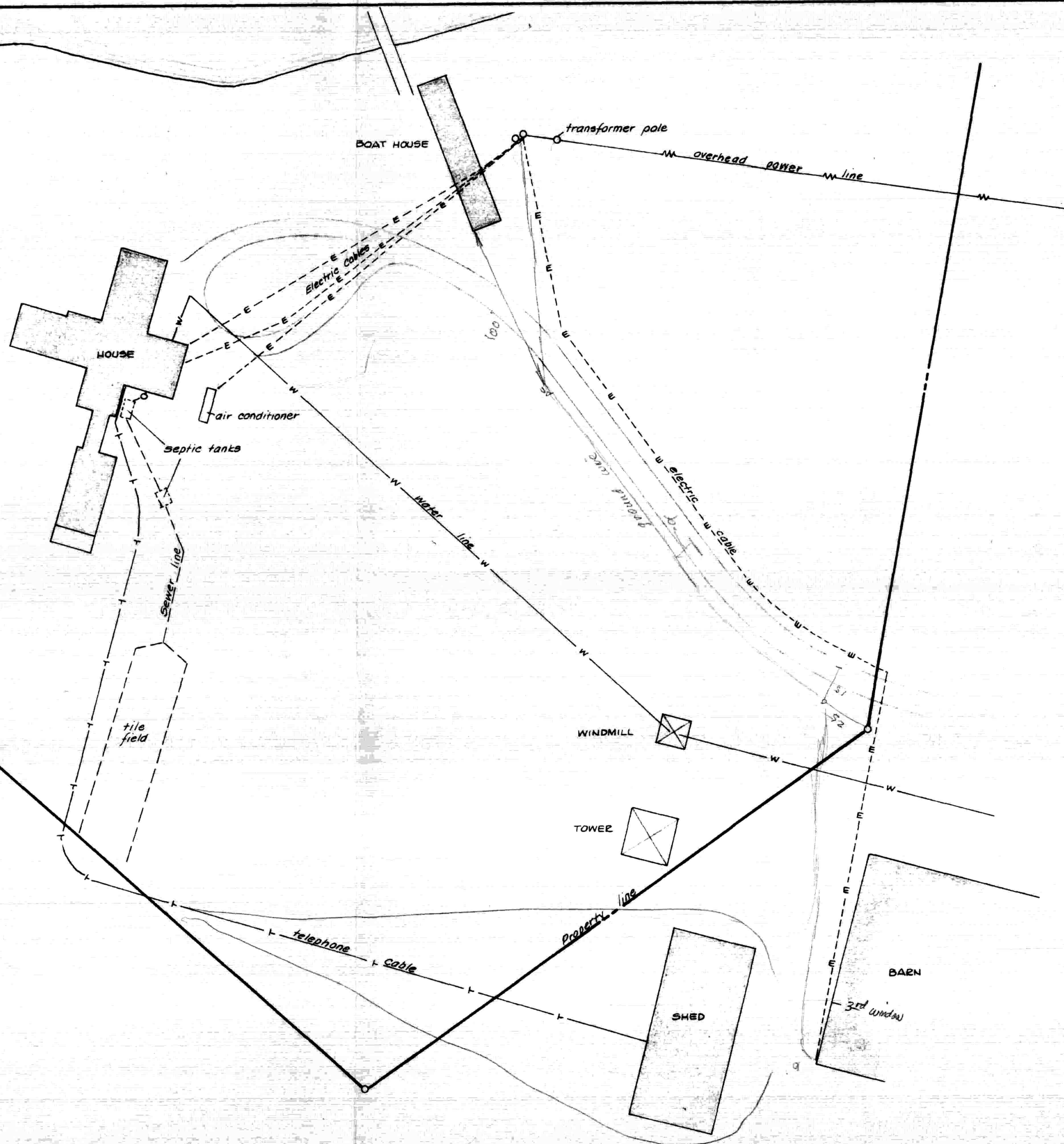
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LANGFORD
CREEK

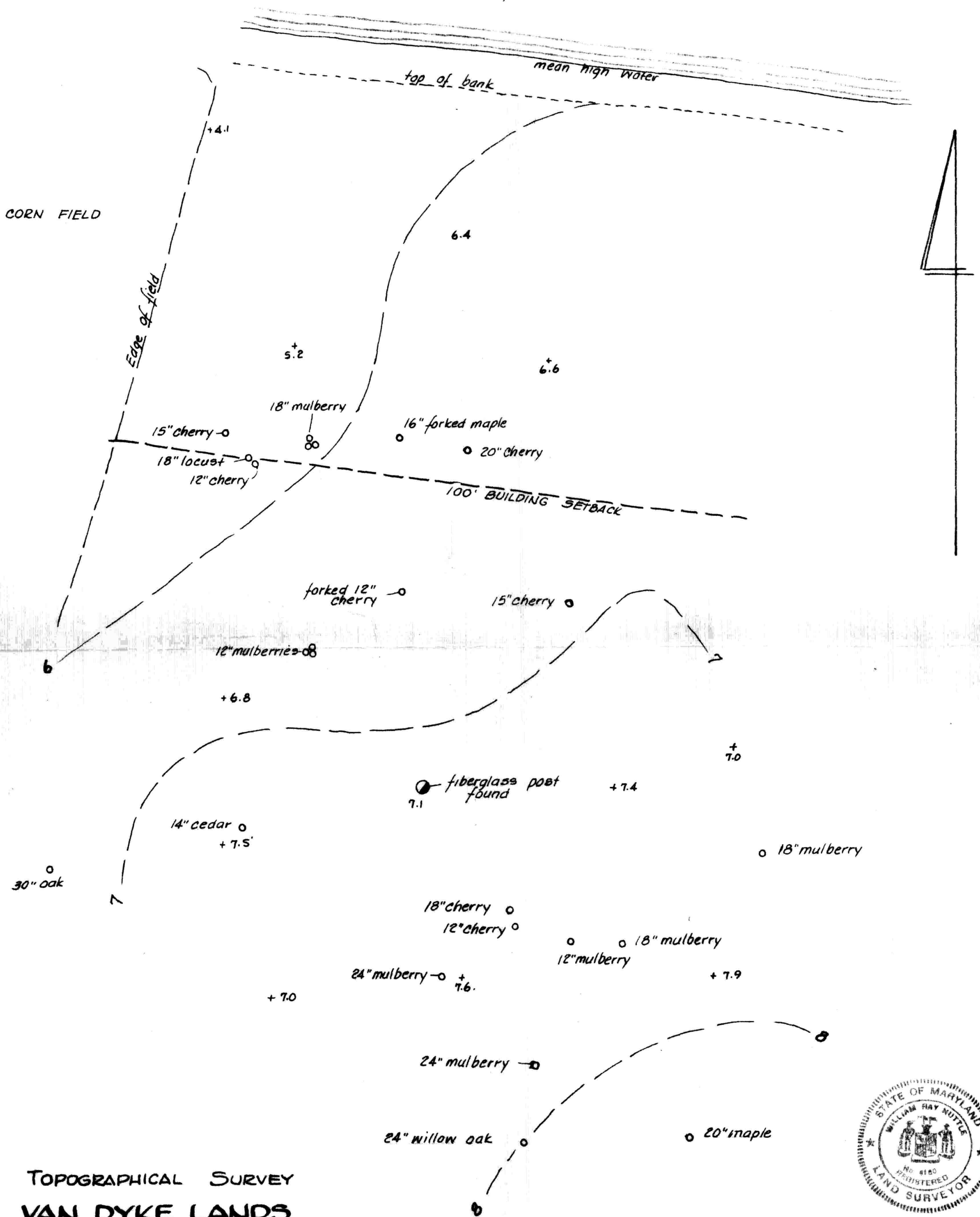


UTILITIES PLAN
ORCHARD POINT FARM

Scale 1" = 40' Nov. 1984.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

LANGFORD CREEK



TOPOGRAPHICAL SURVEY
VAN DYKE LANDS
7TH DISTRICT, KENT COUNTY, MD.

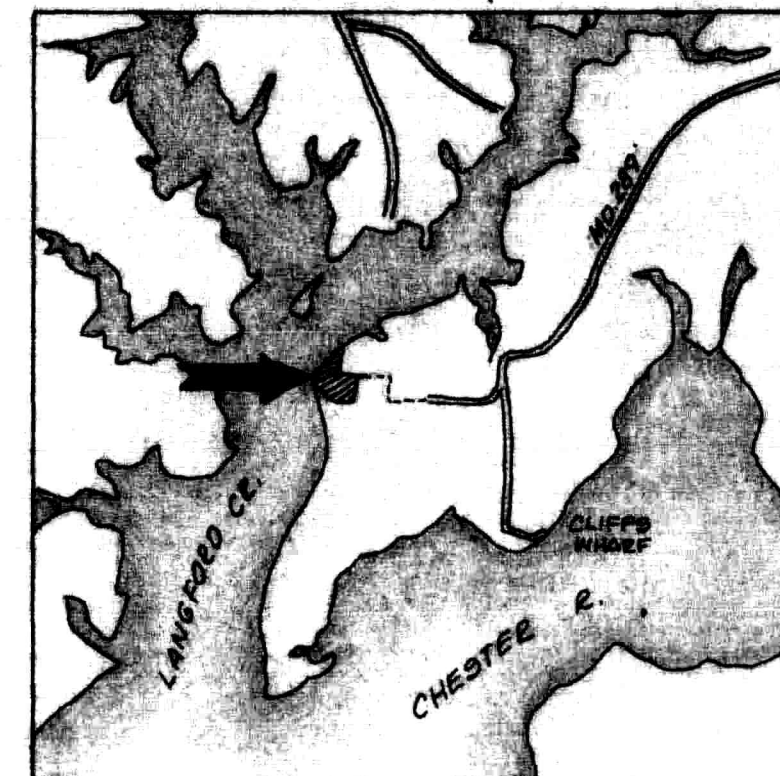
Scale 1"=20' Oct. 1994.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



Bench Mark - elevation 9.11' for a nail in the base of a large sycamore tree, established from a U.S.G.S. bench mark shown on FIRM Map 240045-0225B. This area is in Flood Zone A6, Elev. 7. First floor elevation must be 8' or greater.

DAVE H. MORRIS
EHP 156/342



15.353 Ac.±

Division line between two tracts of Morris lands

S75°33'30"E

50' RIGHT-OF-WAY

Scale 1"=200'

REMAINING LANDS OF MORRIS
IN EHP 157/96 - 147 Ac.±

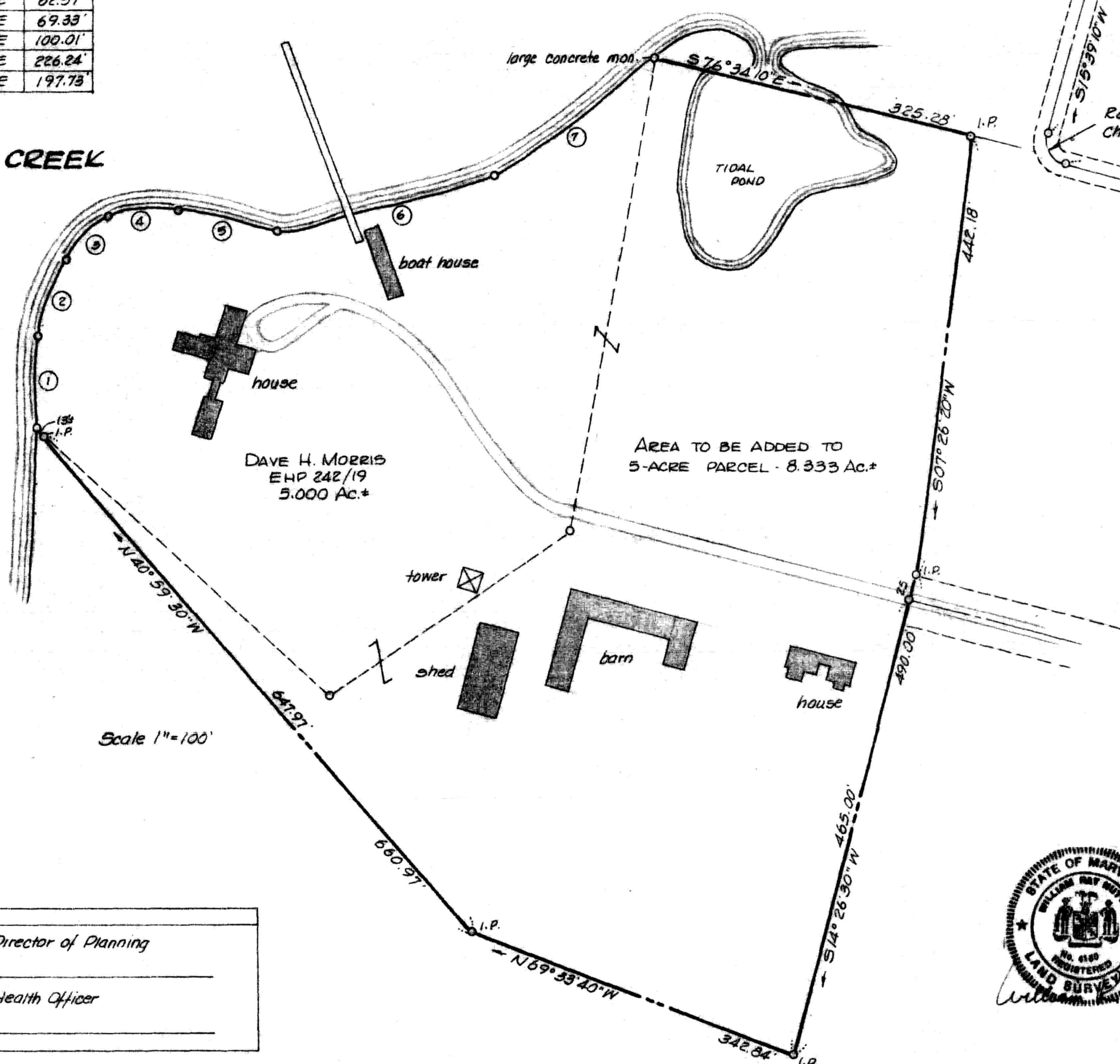
Radius = 48.95'
Chord = S29°57'10"E 69.95'

Radius = 49.56'
Chord = S29°36'10"E 70.40'

WATER COURSES

NO.	BEARING	DIST.
1	N 00°26'20" W	90.22'
2	N 19°29'10" E	82.41'
3	N 45°39'40" E	62.57'
4	N 84°56'40" E	69.33'
5	S 77°55'50" E	100.01'
6	N 75°54'30" E	226.24'
7	N 53°21'50" E	197.73'

LANGFORD CREEK



LANDS END ROAD

KATHLEEN M. McALPIN
O.C. 3457

PROPERTY LINE ADJUSTMENT DAVE HENNER MORRIS LANDS 7TH DISTRICT, KENT COUNTY, MD.

Scale as shown

February 1992.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

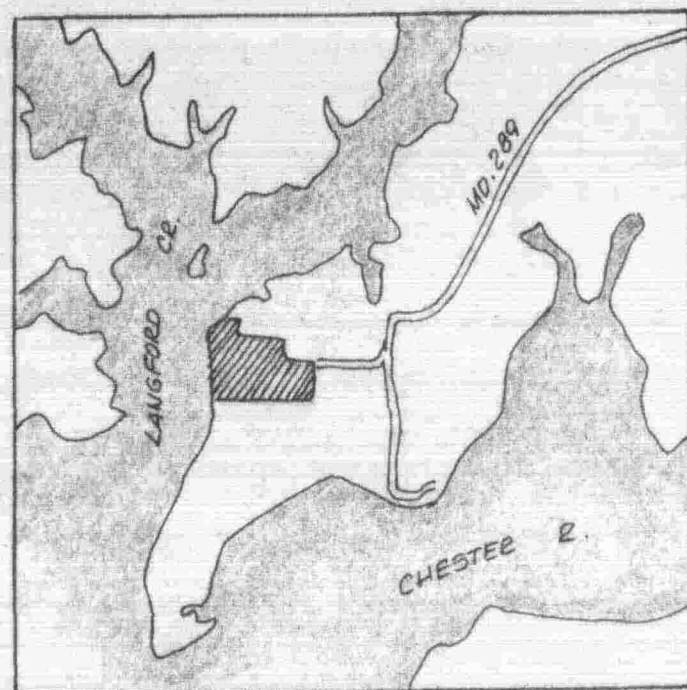


APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

I.P. = iron pipe

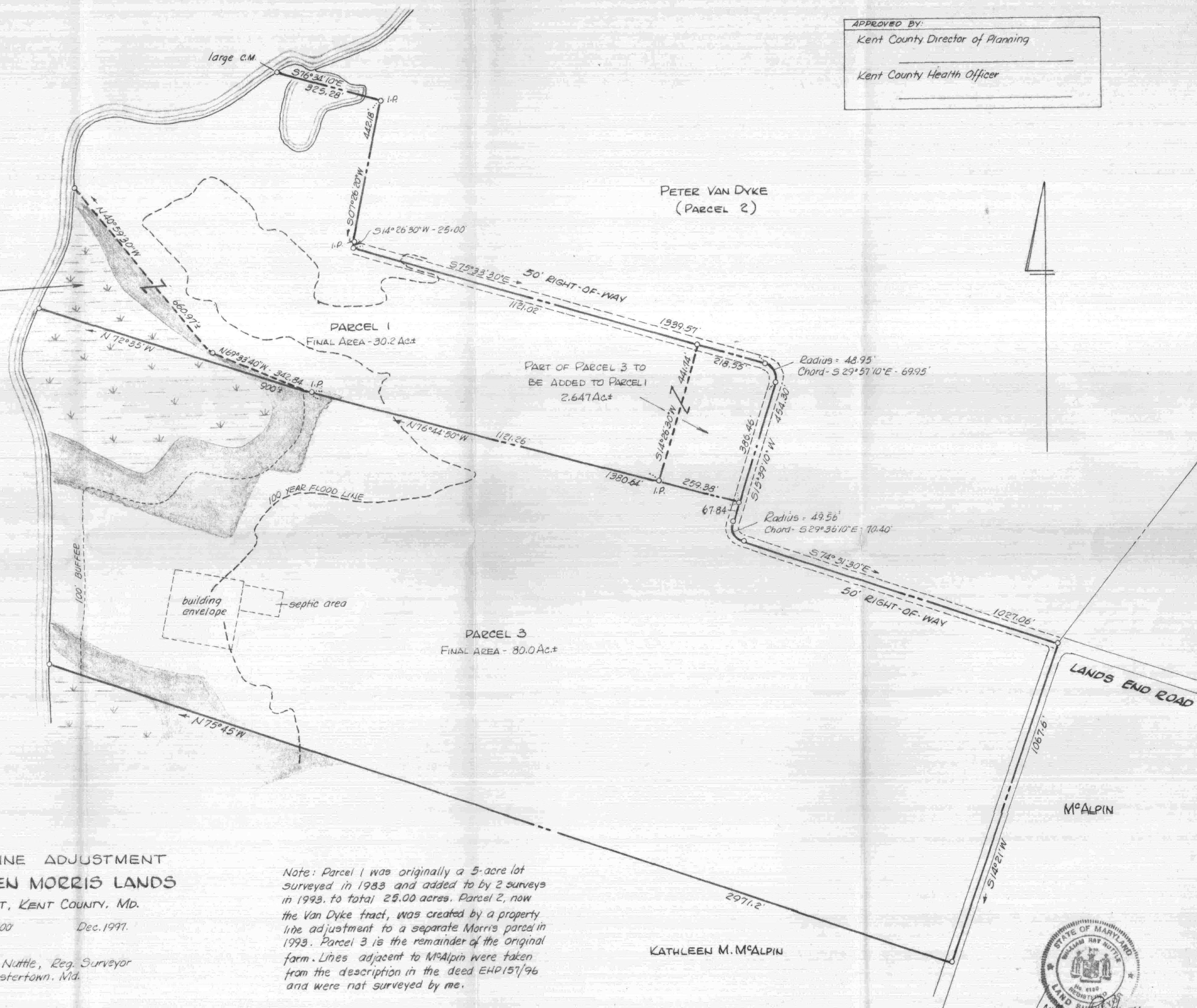


APPROVED BY:
Kent County Director of Planning

Kent County Health Officer

PART OF PARCEL 3 TO BE
ADDED TO PARCEL 1
2.6 AC.±

LANGFORD CREEK



PROPERTY LINE ADJUSTMENT
DAVE HENNER MORRIS LANDS

7TH DISTRICT, KENT COUNTY, MD.

Scale 1"= 200' Dec. 1997.

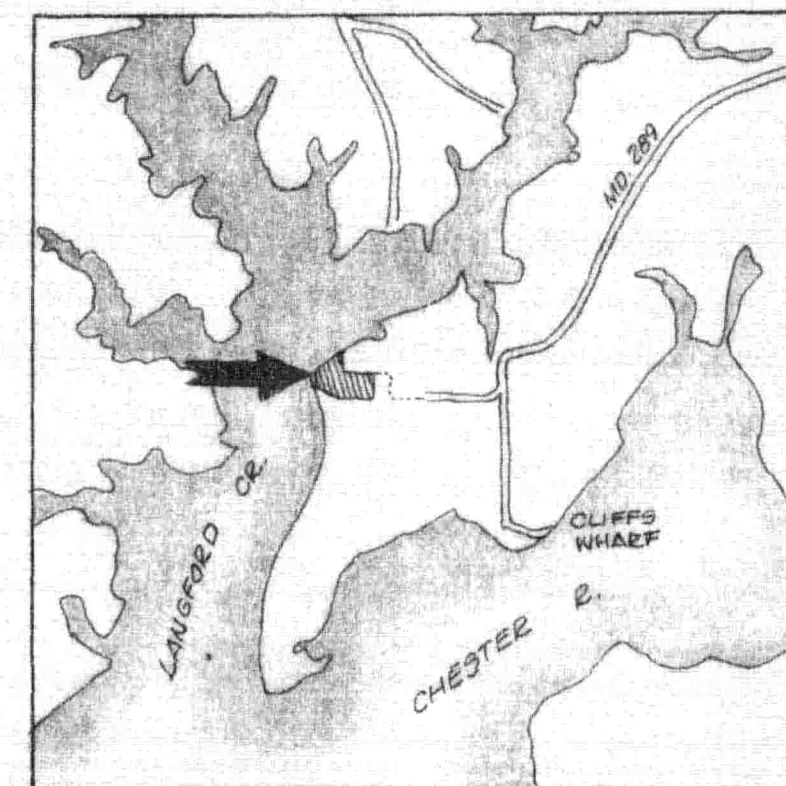
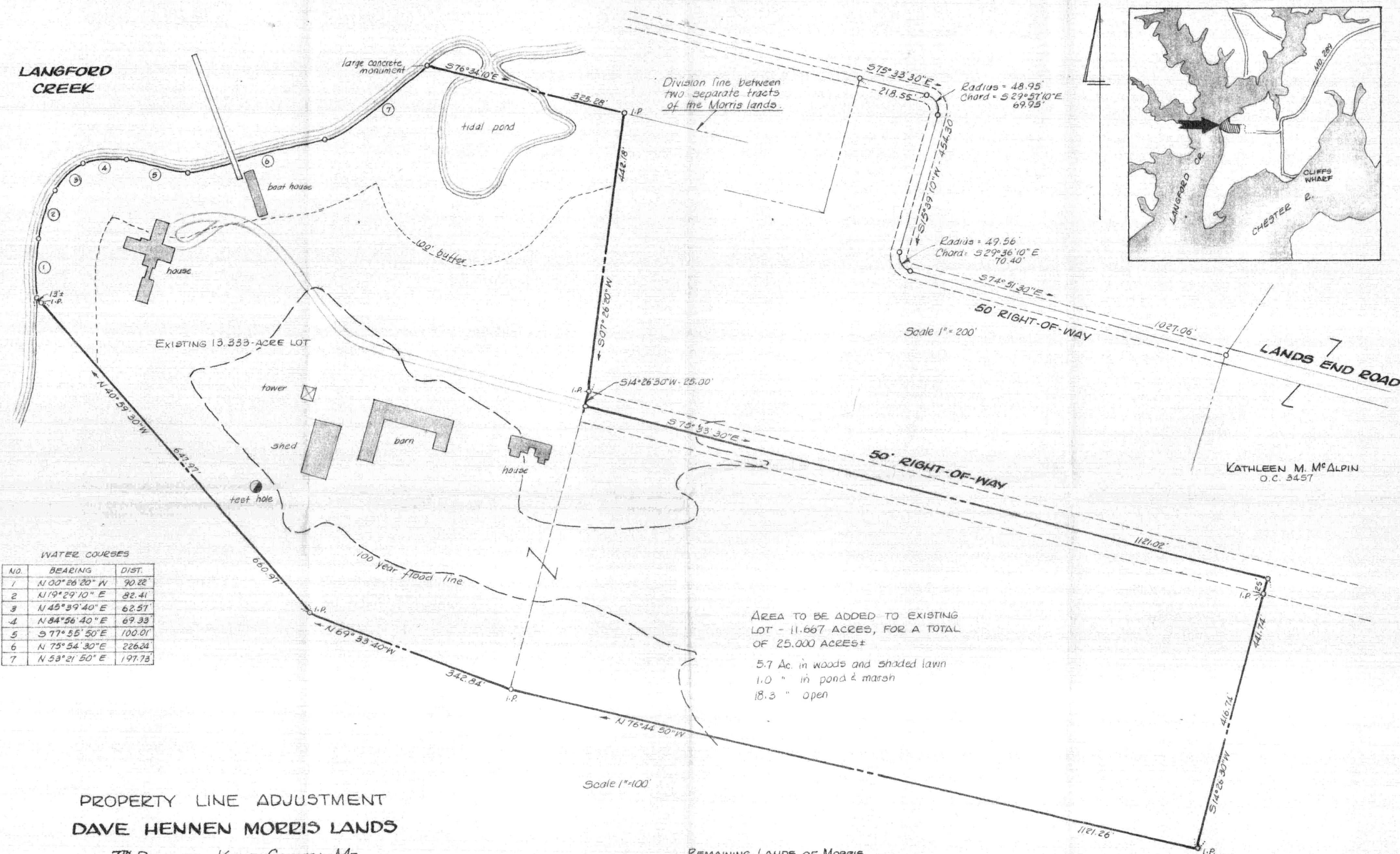
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: Parcel 1 was originally a 5-acre lot surveyed in 1983 and added to by 2 surveys in 1993, to total 25.00 acres. Parcel 2, now the Van Dyke tract, was created by a property line adjustment to a separate Morris parcel in 1993. Parcel 3 is the remainder of the original farm. Lines adjacent to M^cAlpin were taken from the description in the deed EHP157/96 and were not surveyed by me.

I.P. = iron pipe
C.M. = concrete monument



LANGFORD CREEK



WATER COURSES

NO.	BEARING	DIST.
1	N 00° 26' 20\" N	90.22'
2	N 19° 29' 10\" E	82.41'
3	N 45° 39' 40\" E	62.57'
4	N 84° 56' 40\" E	69.33'
5	S 77° 55' 50\" E	100.01'
6	N 75° 54' 30\" E	226.24'
7	N 59° 21' 50\" E	197.73'

PROPERTY LINE ADJUSTMENT DAVE HENNER MORRIS LANDS

7TH DISTRICT. KENT COUNTY, MD.

Scale as shown July 1993.

William R. Nuttle, Reg. Surveyor
Chester town, Md.



REMAINING LANDS OF MORRIS
IN EHP 157/96 = 135 Ac.±

Note: This is a waterfowl feeding and resting area, and the shore line, marsh, and tidal pond is a spawning area for anadromous fish.

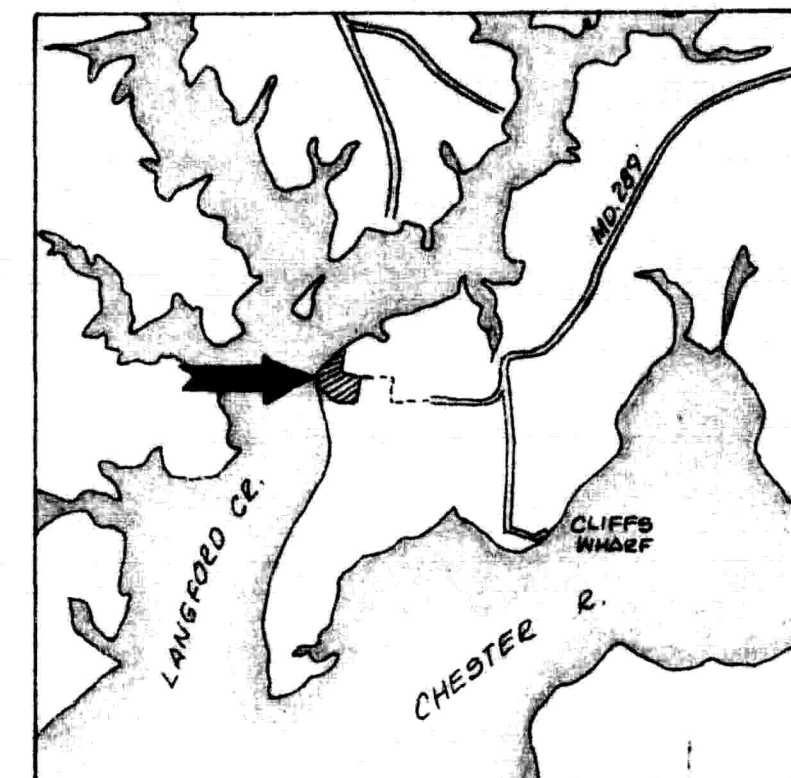
I.P. = iron pipe

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

DAVE H. MORRIS
EHP 156/342



15.333 Ac.±

Division line between two tracts of Morris lands

S75°33'30"E

50' RIGHT-OF-WAY

Scale 1"=200'

REMAINING LANDS OF MORRIS
IN EHP 157/96 - 147 Ac.±

Radius = 48.95
Chord = S29°57'10"E
69.95

Radius = 49.56
Chord = S29°36'10"E - 70.40'

WATER COURSES

NO.	BEARING	DIST.
1	N 00°26'20" W	90.22'
2	N 19°29'10" E	82.41'
3	N 45°39'40" E	62.57'
4	N 84°56'40" E	69.33'
5	S 77°55'50" E	100.01'
6	N 75°54'30" E	226.24'
7	N 53°21'50" E	197.73'

LANGFORD CREEK

large concrete man.

S76°34'10"E

TIDAL POND

boat house

DAVE H. MORRIS
EHP 242/19
5.000 Ac.±

AREA TO BE ADDED TO
5-ACRE PARCEL - 8.333 Ac.±

LANDS END ROAD

KATHLEEN M. McALPIN
O.C. 3457

tower

shed

barn

house

Scale 1"=100'

PROPERTY LINE ADJUSTMENT DAVE HENNER MORRIS LANDS

7TH DISTRICT, KENT COUNTY, MD.

Scale as shown

January 1993.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

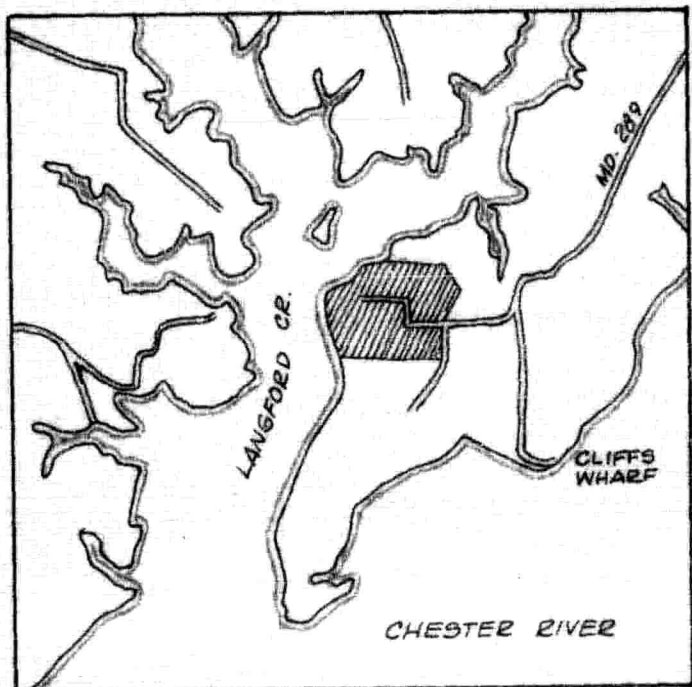


I.P. = iron pipe

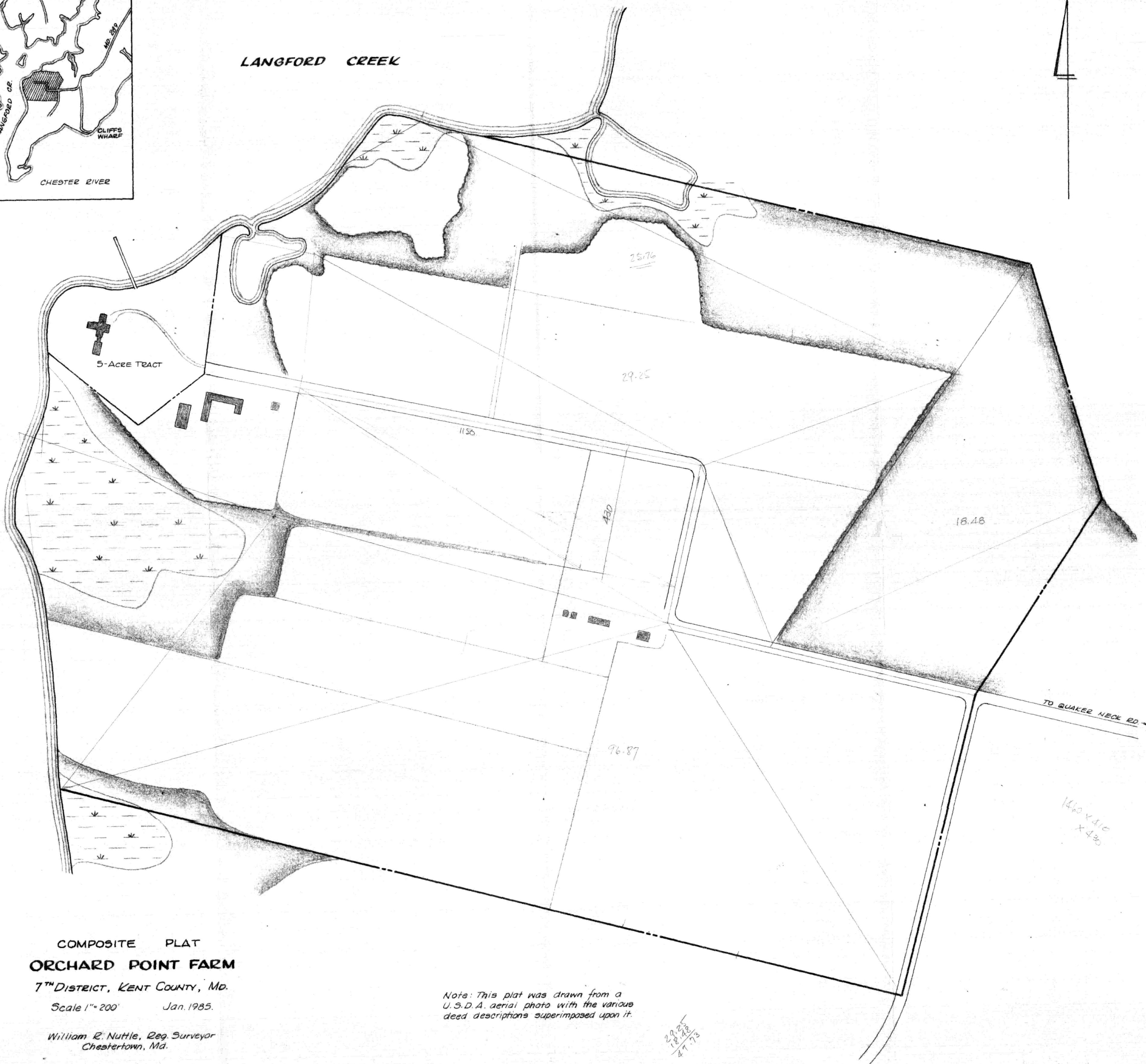
APPROVED BY:

Kent County Director of Planning

Kent County Health Officer



LANGFORD CREEK



COMPOSITE PLAT
ORCHARD POINT FARM

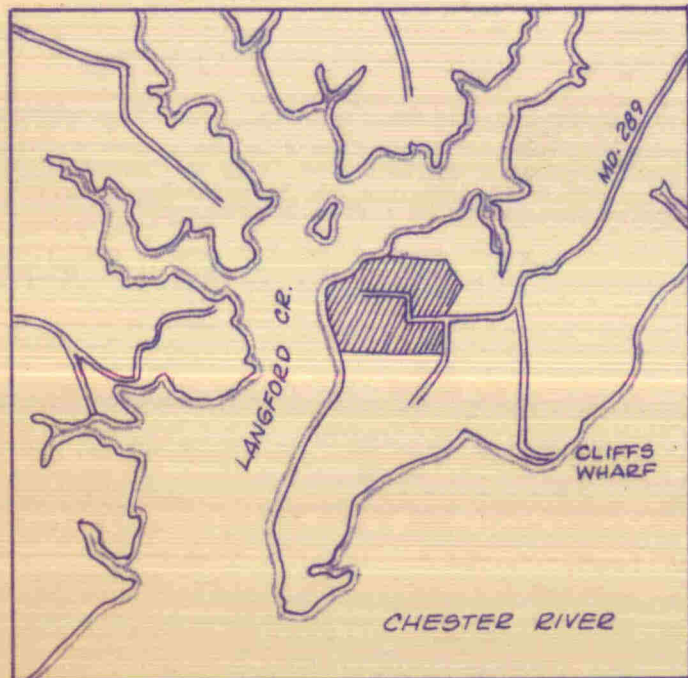
7TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 200' Jan. 1985.

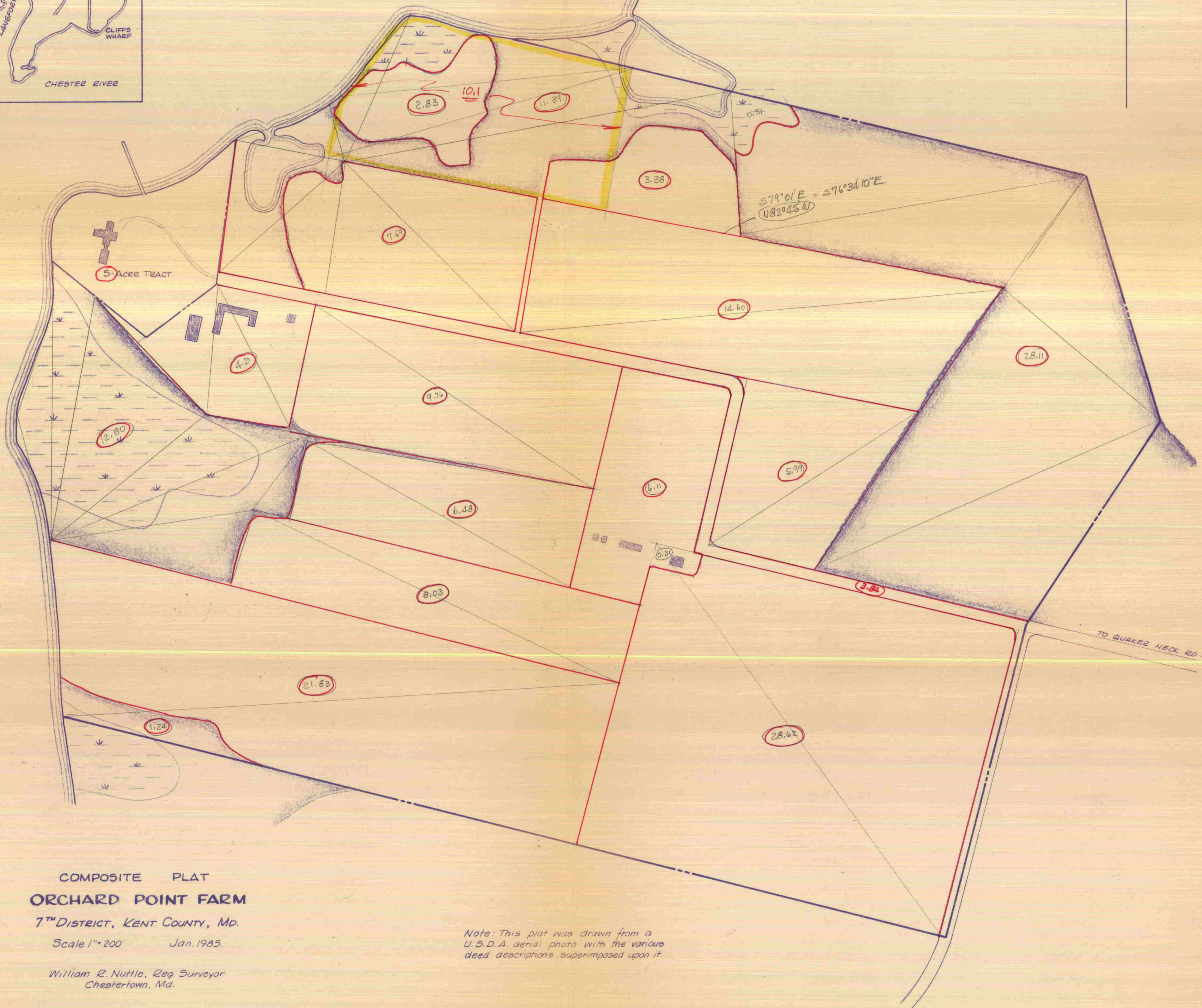
William R. Nuttle, Reg. Surveyor
Chestertown, Md.

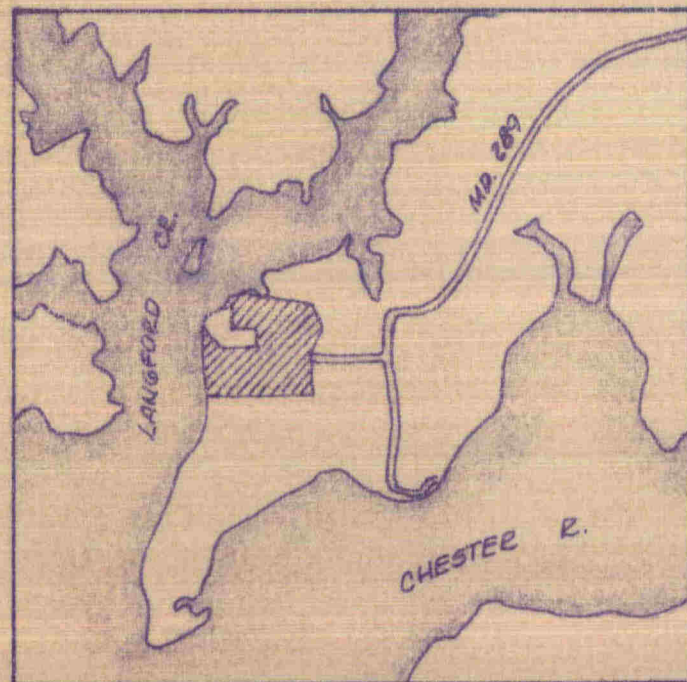
Note: This plat was drawn from a
U.S.D.A. aerial photo with the various
deed descriptions superimposed upon it.

29.25
18.48
47.73



LANGFORD CREEK





LANGFORD
CREEK

Note: This is a waterfowl
feeding & resting area, and
the shoreline, marshes, &
tidal ponds are spawning
areas for anadromous fish.

PROPERTY LINE ADJUSTMENT
DAVE HENNER MORRIS LANDS

7TH DISTRICT, KENT COUNTY, MD.

Scale 1" = 200'

July 1993.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.

Note: All of the lines marked with bearings and
distances were surveyed by me. Other property
lines and physical features are based upon the
Morris & McAlpin deed descriptions and a U.S.D.A.
aerial photo. Acreages were scaled.
The complete farm is in the Critical Area.

I.P. = iron pipe

APPROVED BY:

Kent County Director of Planning

Kent County Health Officer

KATHLEEN M. McALPIN
O.C. 3457

KATHLEEN M. McALPIN

